



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

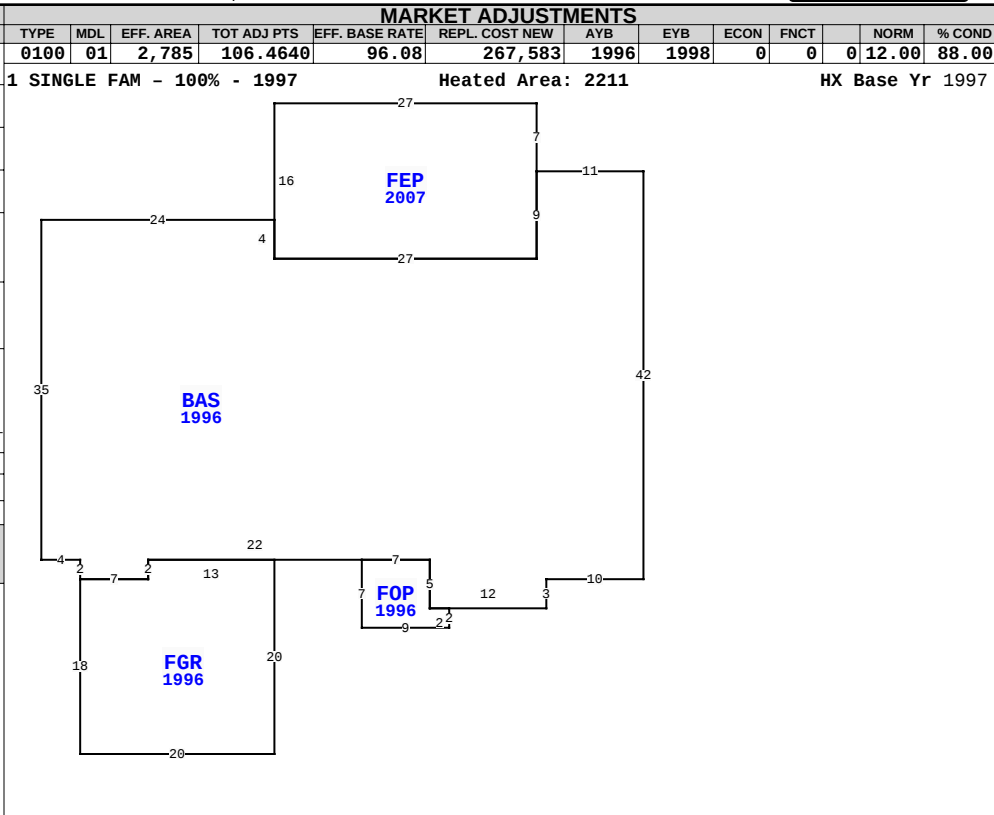
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,211	100	2,211	186,941
FEP	432	80	346	29,255
FGR	386	55	212	17,925
FOP	53	30	16	1,353

TOTALS	3,082	2,785	235,473
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0810	CONCRETE A	0 100	16	30	480.00	SF	6.50	
3	0810	CONCRETE A	0 100	3	26	78.00	SF	6.50	
4	0801	ASPHALT A	0 100	16	8	128.00	SF	3.00	
6	0819	CONC 12"	0 100	8	4	32.00	SF	9.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R-2	100.00	100.00	100.00



311 N 11TH ST, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	80	2,800	
2	0810	CONCRETE A	0 100	16	30	480.00	SF	6.50	6.50	100	1996	1996	3	73	2,278	
3	0810	CONCRETE A	0 100	3	26	78.00	SF	6.50	6.50	100	1996	1996	3	73	370	
4	0801	ASPHALT A	0 100	16	8	128.00	SF	3.00	3.00	100	1998	1998	3	50	192	
6	0819	CONC 12"	0 100	8	4	32.00	SF	9.50	9.50	100	1996	1996	3	73	222	

TOTAL OB/XF										5,862						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100	0006	R-2	100.00	100.00	100.00	FF		1.00	1.00	1.00	3,500.00	3,500.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		235,473	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		591,335	
SOH/AGL Deduction		TOTAL EXEMPTION VALUE		418,476	
ASSESSED VALUE		HX HB DX		172,859	
TOTAL EXEMPTION VALUE		BASE TAXABLE VALUE		55,000	
TOTAL JUST VALUE		NCON VALUE		117,859	
INCOME VALUE		PREVIOUS YEAR MKT VALUE		591,335	
				0	
				408,002	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
969548	NEW CONSTR	87,300	01/22/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2249/1023	1/11/2018	QC	U	I	11
GRANTOR: RUSSELL MICHAEL L					
GRANTEE: RUSSELL ANGELA L					
0747/1628	1/04/1996	WD	Q	V	
GRANTOR: THOMPSON GEORGE E & M					
GRANTEE: RUSSELL MICHAEL & A					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1996] W11 FEP=[YR=2007] N7 W27 S16 E27N9 \$ S9 W27 N4 W24 S35 E4 S2 FGR=[YR=1996] S18 E20 N20 W13 S2 W7 \$ E7 N2 E22 FOP=[YR=1996] S7 E9 N2 W2 N5 W7 \$ E7 S5 E12 N3 E10 N42 \$.					